

MINUTES  
INLAND WETLANDS AGENCY  
SEPTEMBER 14, 2011 - 7:00 P.M.  
TOWN HALL ANNEX - COMMUNITY ROOM 2

I. ROLL CALL

Agency: Scott, Sutphen, Ashworth, Furlong, Williams (7:04)  
Staff: Jones, Silsby

The meeting was called to order by Chairperson Scott at 7:00 p.m. Scott appointed Furlong to "sit" for Block.

II. PUBLIC HEARING

1. Colonel Ledyard Estates, Colonel Ledyard Highway

The Call of Hearing read by Sutphen at 7:04 p.m.

Staff stated that one of the certificates has to be re-mailed to the State, due to an addressing problem. The public hearing should be continued to September 28, 2011 to receive the proof of mailing.

Scott reviewed the public hearing procedure.

Paul Hallisey, Engineer and Surveyor, of Hallisey, Pearson & Cassidy Engineering Associates, Inc. and Steven Eckhouse, Managing partner of Fairway Estates LTD Partnership, were present for this public hearing. Hallisey reviewed the plans and explained the proposal to develop 15 building lots on the east side of Colonel Ledyard Highway. All lots will be above the wetlands. Two vernal pools exist in the wetlands and 9 of the 17 acres will be designated as open space. Hallisey stated that 26,000 square feet is being disturbed in the upland review area and 37,000 square feet will be designated as a permanent conservation easement to protect the wetlands. The only wetland disturbance would be due to the installation of sidewalks on Colonel Ledyard Highway. Different scenarios regarding the proposed installation of sidewalks were discussed. Hallisey noted that a 4-foot sidewalk with no snow shelf was the best option in minimizing wetland disturbance. Hallisey stated that 90% of the blasting has been completed and that sanitary sewer, water lines, and hydrants have already been installed. Revised plans were submitted.

Staff stated that the 2004 approval for this exact application has expired. Eckhouse explained why an extension was not requested.

It was noted that this application is fully consistent with all recent changes to wetland regulations and is consistent with storm water requirements. The sidewalk would be in the Town Right-of-Way. Specifics were given about a proposed connector road. Sidewalk options were discussed as well as the location of the guardrail near the sidewalk.

Raymond Ross of 225 Deerfield Ridge Drive spoke about water runoff and his concerns relative to his nearby property. Eckhouse and Hallisey addressed his concerns, explaining that wetlands will not be filled near his property and there should be no change in water runoff.

Staff will review the revised plans prior to closing the public hearing.

MOTION: To continue the public hearing until Wednesday, September 28, 2011

Motion made by Sutphen, seconded by Williams, so voted unanimously

III. PUBLIC COMMUNICATIONS – None

IV. APPROVAL OF THE MINUTES OF July 27, 2011 and August 23, 2011

MOTION: To approve the minutes of June 22, 2011 and August 23, 2011

Motion made by Sutphen, seconded by Ashworth, so voted unanimously

V. PUBLIC COMMUNICATIONS – None

VI. NEW APPLICATIONS - None

1. Long Hill Trunk Sewer and Northeast Interceptor Sanitary Sewer Rehabilitation

Town Engineer Debralyn Marshall-Baker reviewed the project repairs and re-lining of the sewer pipes. In regards to the Long Hill Trunk Sewer, work will be done within the upland review areas. Some areas of the work will be in close proximity to a railroad right-of-way and tidal wetlands, but no work will actually occur within the right-of-way or tidal wetlands. The Agency noted that they have no jurisdiction over tidal wetlands.

Discussion followed about a temporary by-pass sewer line, the location, and the method of re-lining the pipes. Details were given about chemically treating the pipes to prolong their life expectancy. The goal is to prevent hydrogen sulfide from forming on the pipes. If necessary, heat will be used to protect the pipes from freezing. No excavation work will be necessary. She hopes to complete this project before next spring.

MOTION: To classify as a minor application

Motion by Sutphen, seconded by Williams, so voted unanimously

A Site Walk was scheduled for Thursday, September 22<sup>nd</sup> at 2:30 p.m.

VII. PENDING

1. Groton Bible Chapel Youth Center, 66 Tollgate Road,

Project Engineer Normand Thibeault of Killingly Engineering Associates reviewed the application. The proposal is to construct a church youth center, parking and access improvements, stormwater collection and treatment, landscaping, and improve the front entrance. He reviewed the plan of the existing church and distributed copies of the revised plans. Thibeault stated that there are nearly 1000 church members currently, which is creating safety hazards and traffic problems due to overcrowding.

He spoke about the wetland locations and explained where the proposed activity will be located in the upland review area. He noted that all pavement has been removed from the regulated area and the basin is now 40 feet from the wetland under drains discharge 5-10 feet from the wetlands.

Discussion continued about runoff, vegetation, and paved parking spaces. Staff stated that zoning requirements only allow a minimum number of paved parking spaces. Information was given about the amount of activity previously done in the upland review area. Alternative options to using concrete were noted.

No action was taken.

2. Fields of Fire Paintball, 715 Noank Ledyard Road, Mystic

Applicant Thomas Vignato reviewed his proposal to build a family paintball park in Mystic on Noank-Ledyard Road.

Civil Engineer Peter Georgetti, reviewed the work in the wetlands and in the upland review area. He noted that an additional wetland crossing is shown on the plans, over an existing trail. He explained the impacts to the wetlands and buffer areas. The amount of parking spaces was discussed. Vignato explained why he is considering having 40 parking spaces.

The Agency was concerned about the amount of fill needed to improve the wetland crossing for vehicle traffic. Georgetti will review other locations that may require less fill and grading.

Sutphen would like the applicant to identify the wetland species prior to selective clearing.

No action was taken.

3. Water Main Extension, New London Road (Noank/Ledyard Road to Judson Avenue).

Ray Valentini of Groton Utilities reviewed the application to install approximately 3,790 linear feet of 12" water main, water service installation, and hydrants. Equipment will be stored nightly near the site within the Route 1 Right-Of-Way, and will be surrounded by hay bales and silt fencing. Work will begin after having received state approval. He stated that dewatering will be done if necessary.

Discussion followed regarding the location and construction of the meter pit.

**MOTION:** to approve the Water Main Extension application for the following reasons:

1. Approved work shall be initiated within two years. The duration of work allowed by this permit shall be no more than one year from the date of initiating work.

2. The applicant shall file the original permit in the Land Records of the Town Clerk.
3. No permit shall be assigned or transferred without written notice to the Agency.
4. The Environmental Planner shall inspect the erosion controls prior to the start of construction.
5. Relocation of the Pequot Woods trail and sign shall be coordinated with the Town's Parks Maintenance Department.
6. Material shall only be stockpiled near the intersection of Fishtown Road and New London Road and shall be protected with sediment fence. There shall be no material or equipment stored adjacent to the Lower Mystic Cemetery.

Motion by Sutphen, seconded by Ashworth, so voted unanimously

#### VIII. NEW BUSINESS

##### 1. Maple Glen Re-subdivision

Staff reviewed the plans and location of the property near Gungywamp Road. The owner wants to eliminate the lots and all required work. The Agency reviewed the letter requesting a jurisdictional ruling.

The Agency stated that no permit is necessary.

##### 2. Report of Chair

Sutphen inquired as to when the leaves will be cleaned out of the catch basins and expressed her concerns. Staff will look into this.

##### 3. Report of Staff

Staff distributed documentation relative to the Crandall Remediation plan, which will be on the next meeting agenda.

Ashworth inquired about seeing a backhoe on Flanders Road on the Sohin property. Staff will inspect.

Staff distributed information about an upcoming wetland soil training seminar.

Staff has received notification about new legislation regarding the time frame of permits.

#### IX. ADJOURNMENT

Meeting adjourned at 9:00 p.m.

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David Scott, Chairman  
Inland Wetland Agency

Prepared by Robin Silsby  
Office Assistant II

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